

Recording Requested By:

Donald E. Rowlett
P.O. 1689
Jacksonville, OR 97530

When Recorded Mail To:

Paraclete Estate Planning
10 Crater Lake Avenue
Medford, OR 97504

Mail Tax Statements To:

Box R Ranch and Cattle LLC
P.O. 1689
Jacksonville, OR 97530

2017-007535

Klamath County, Oregon

07/06/2017 09:17:00 AM

Fee: \$47.00

(This Space for Recorder's Use)

WARRANTY DEED

CAPSTONE DEVELOPMENT, LLC, an Oregon Limited Liability Company, hereinafter referred to as "Grantor", conveys and warrants unto BOX R RANCH LAND AND CATTLE, LLC, hereinafter referred to as "Grantee", all of the trust's interest in that real property situated in Jackson County, State of Oregon and described as:

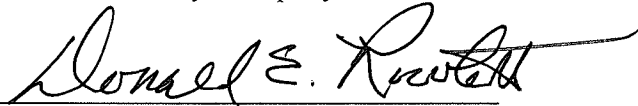
**SEE "EXHIBIT A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE**

There is no monetary consideration for this transfer as it is for estate planning purposes and is a transfer from one entity owned by Donald E. Rowlett and Jean Rowlett to another entity owned by them for no consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: 7/5/2017

Capstone Development, LLC, an Oregon
Limited Liability Company


By DONALD E. ROWLETT
Its Managing Member

STATE OF OREGON)
) ss.
County of Jackson)

This instrument was acknowledged before me on 7/5/2017 by DONALD E. ROWLETT, as the Managing Member of Capstone Development, LLC, an Oregon Limited Liability Company.

WITNESS my hand and official seal

Notary Public in and for this state



EXHIBIT A

The S1/2 of the SE1/4 of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following described portions thereof:

The approximately one acre conveyed to Mt. Laki Presbyterian Church, by Deed recorded in Volume 35 at page 451 of Klamath County Deed Records;

The approximately one acre conveyed to J.S. McClellan by Deed recorded in Book 81 page 492, of Klamath County Deed Records;

The approximately 2 1/2 acres described as follows: Beginning at a point on the South line of said Section 1, 165 feet West of the Southeast corner of said Section; thence West along the South line of said Section a distance of 200 feet; thence North 544.5 feet; thence East 200 feet; thence South 544.5 feet to the place of beginning;

Right of way conveyed to Modoc Northern Railroad Company by Deed recorded in Volume 30 at page 583, Klamath County Deed Records;

The public road now known as Lower Klamath Lake Highway described in Deed Volume 206, page 265, Records of Klamath County, Oregon.

That portion deeded to the Department of Transportation recorded on August 17, 1987 in Volume M87, page 14753, Microfilm Records of Klamath County, Oregon .